

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 25/31-35 Como Parade East, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$840,000

### Median sale price

Median price \$745,000 Property Type Unit Suburb Mentone

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/27-29 Brindisi St MENTONE 3194	\$797,000	22/01/2025
2	194 Como Pde PARKDALE 3195	\$780,000	22/10/2024
3	6/12 Phillip St MENTONE 3194	\$800,000	18/09/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/01/2025 15:22



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$840,000  
**Median Unit Price**  
December quarter 2024: \$745,000

## Comparable Properties



**6/27-29 Brindisi St MENTONE 3194 (REI)**

**Agent Comments**

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**Price:** \$797,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2025  
**Property Type:** Unit

**194 Como Pde PARKDALE 3195 (VG)**

**Agent Comments**

3   -   -

**Price:** \$780,000  
**Method:** Sale  
**Date:** 22/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**6/12 Phillip St MENTONE 3194 (VG)**

**Agent Comments**

3   -   -

**Price:** \$800,000  
**Method:** Sale  
**Date:** 18/09/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Hodges** | P: 03 95846500 | F: 03 95848216